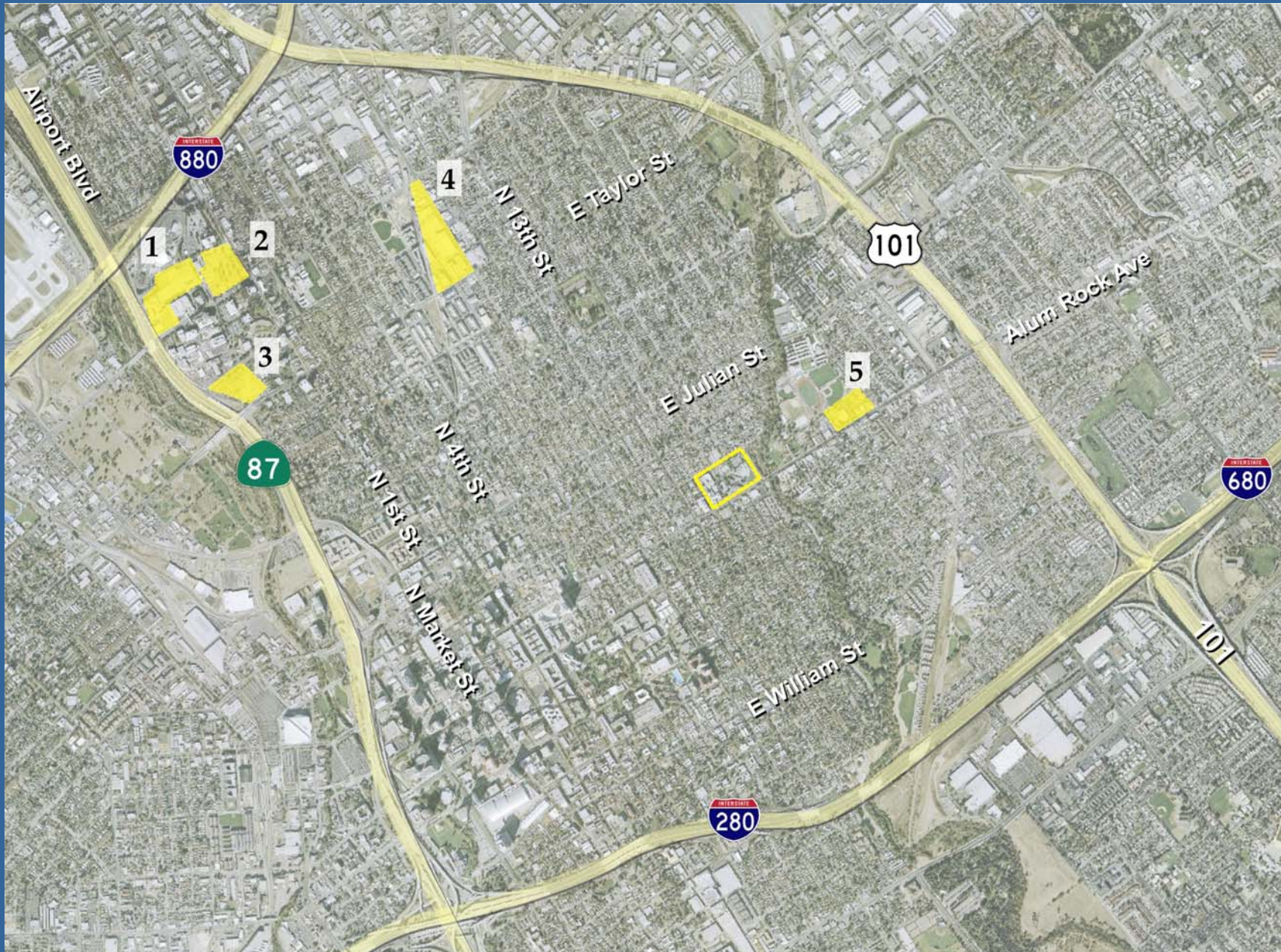


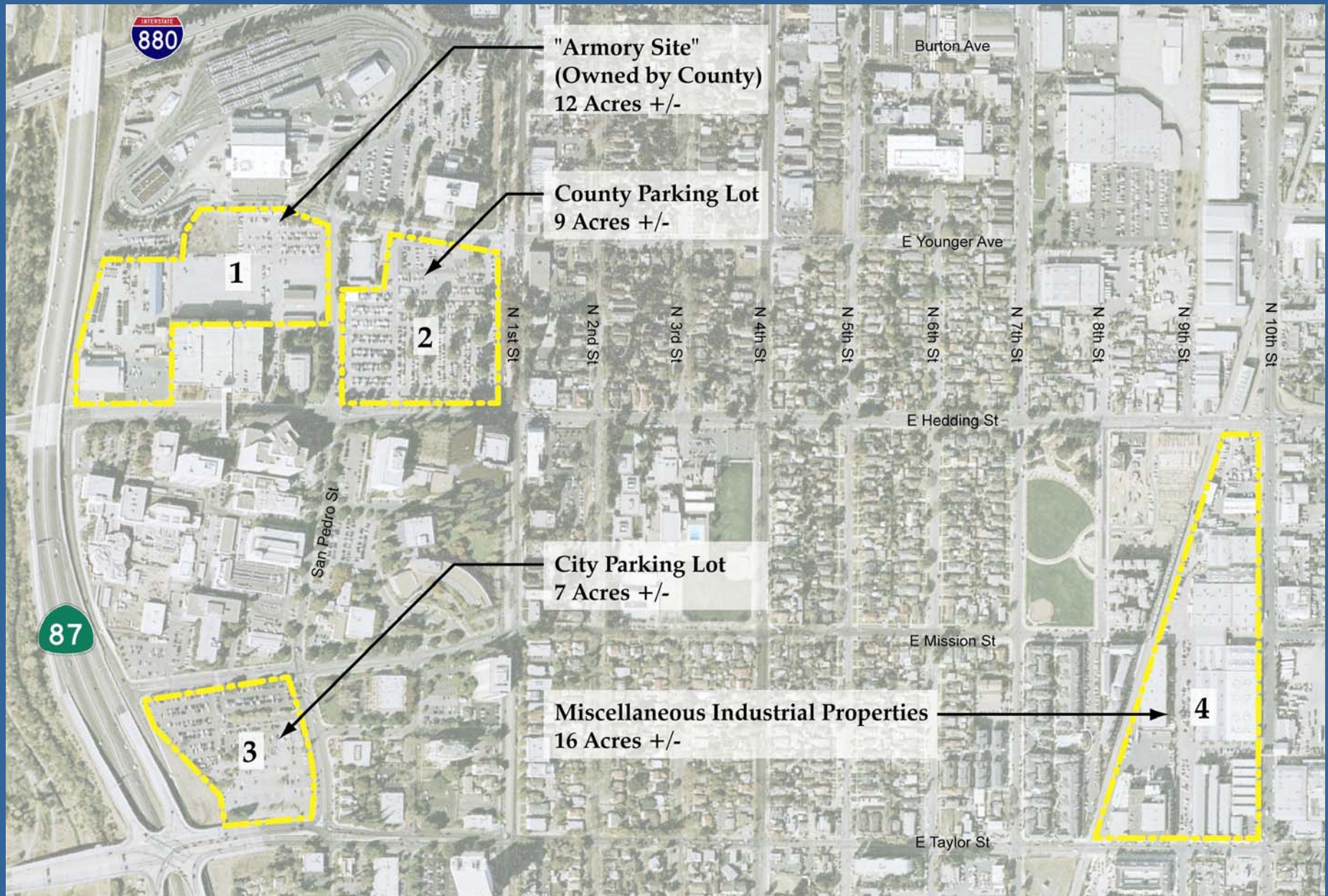
Former San Jose Medical Center Site Site Subareas Map



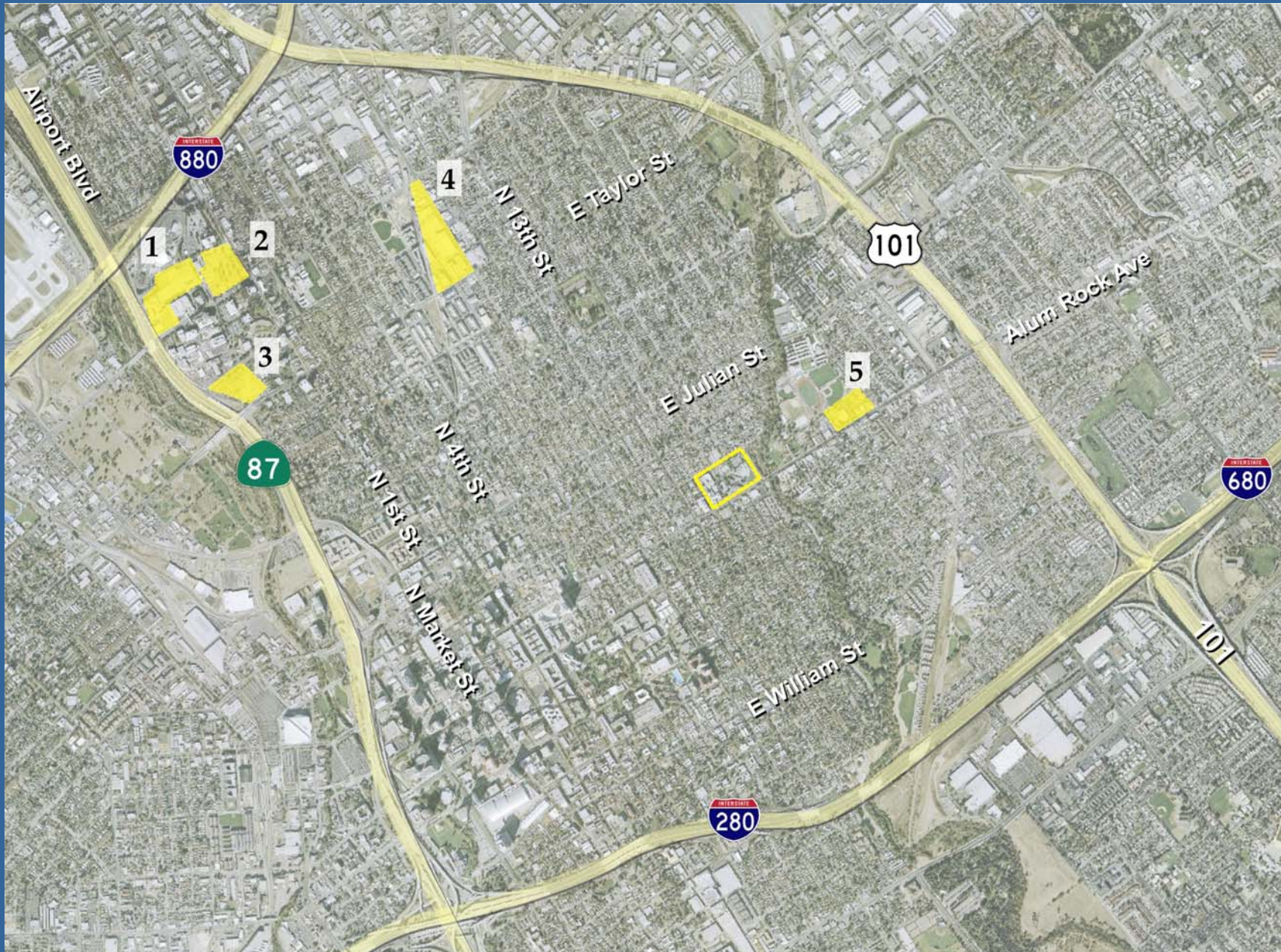
Potential Alternate Hospital Sites



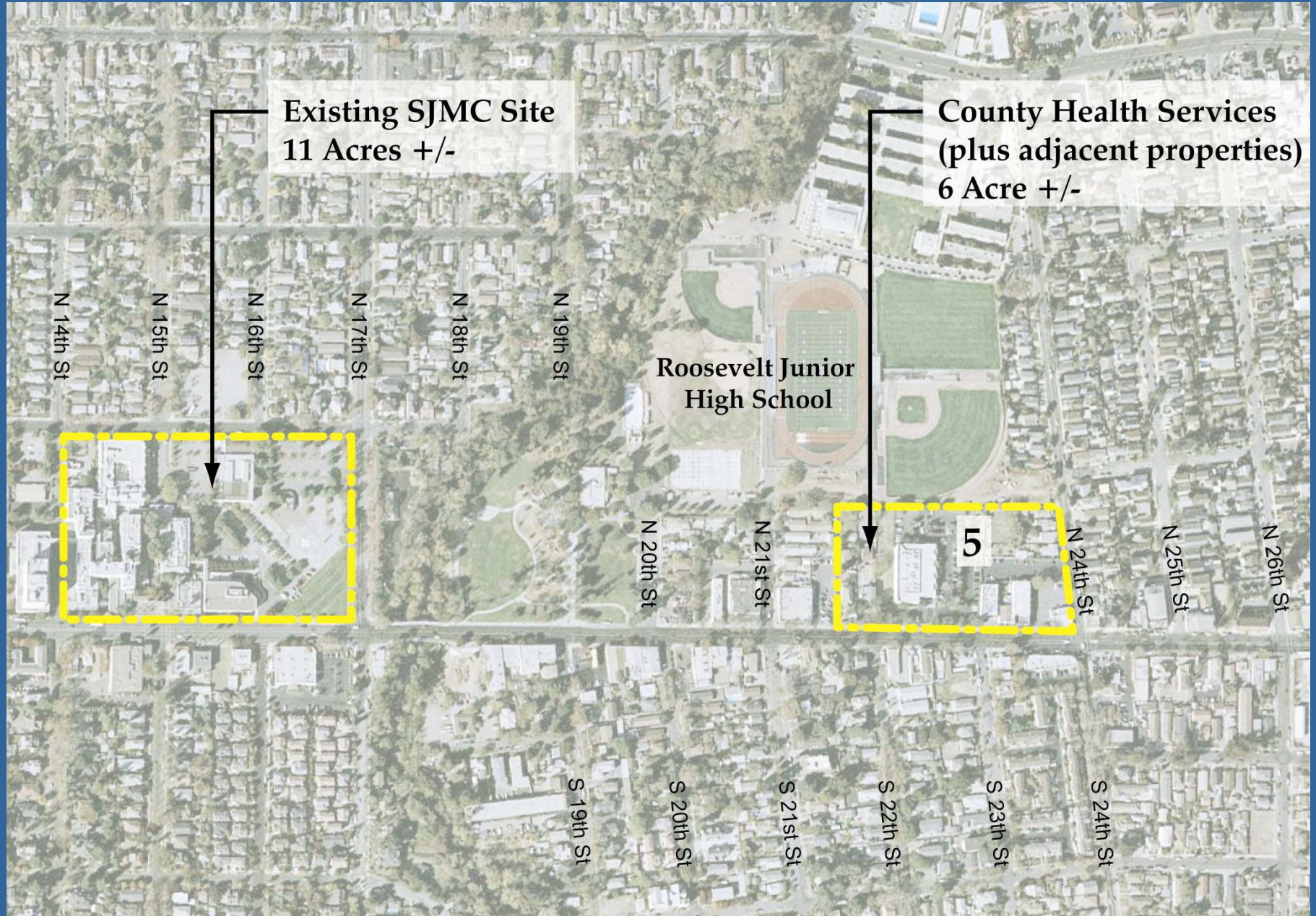
Potential Alternate Hospital Sites



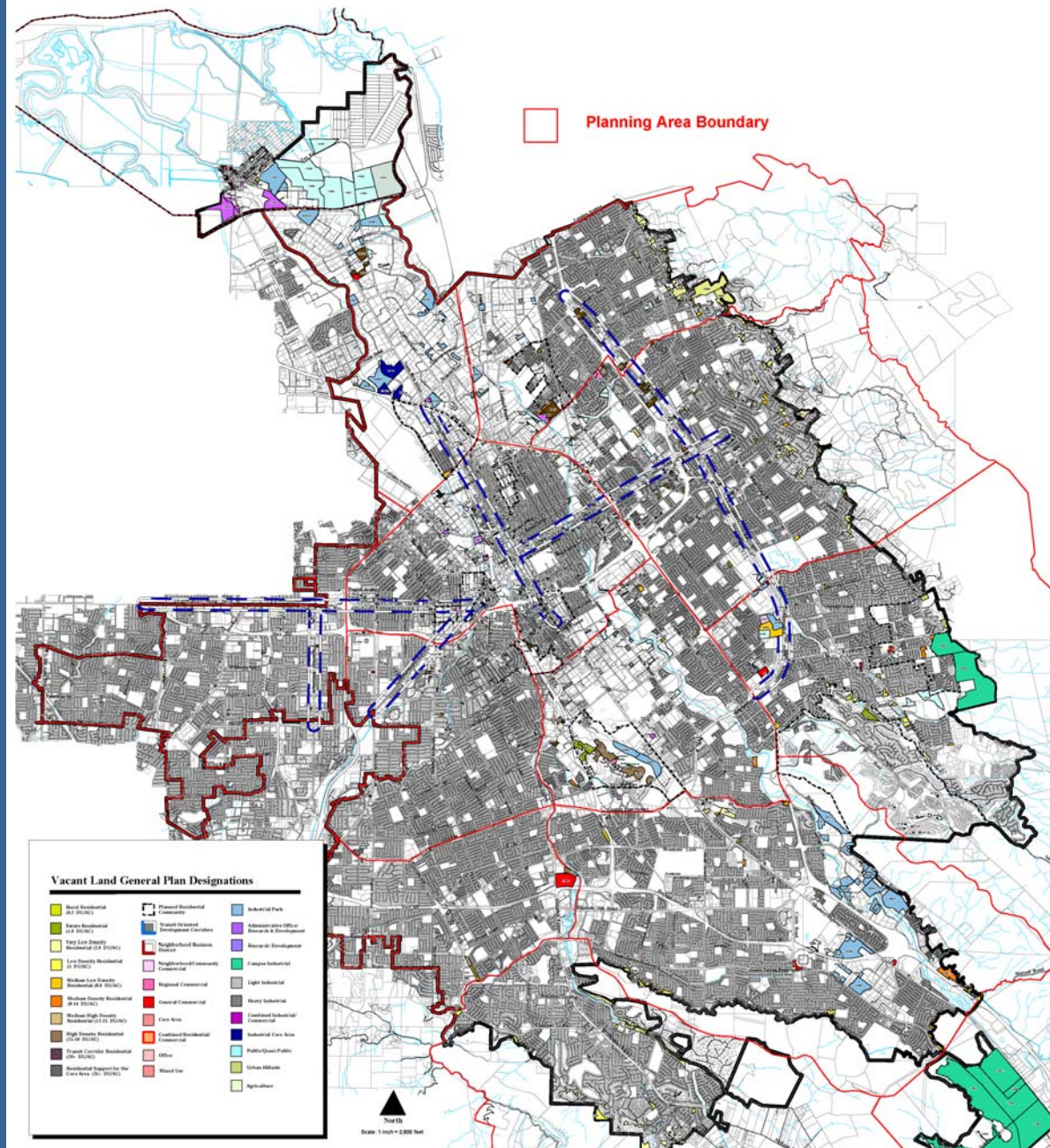
Potential Alternate Hospital Sites



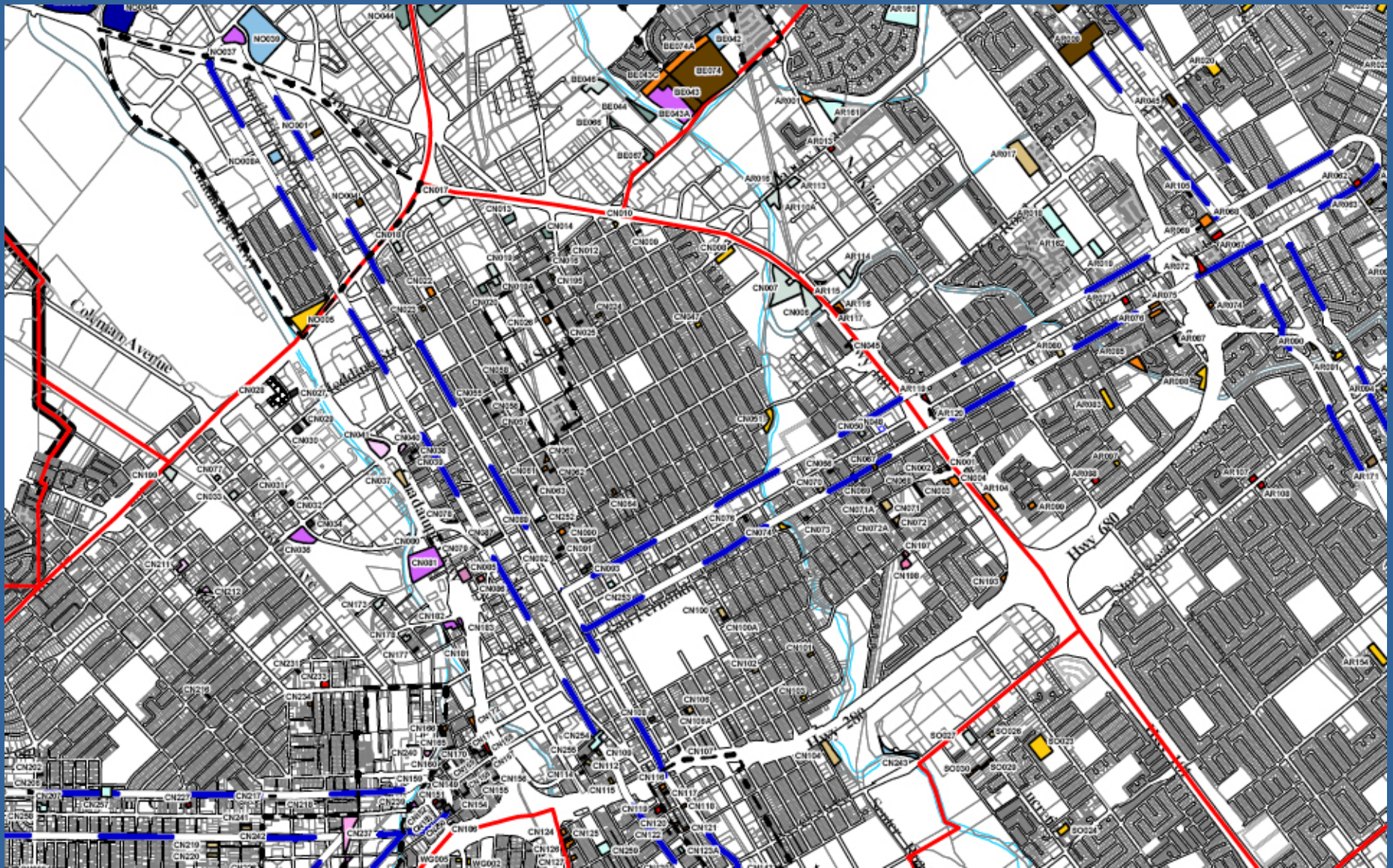
Potential Alternate Hospital Sites



Vacant Land Inventory, July 2005



Vacant and City-Owned Properties



VACANT LAND INVENTORY, July 2005

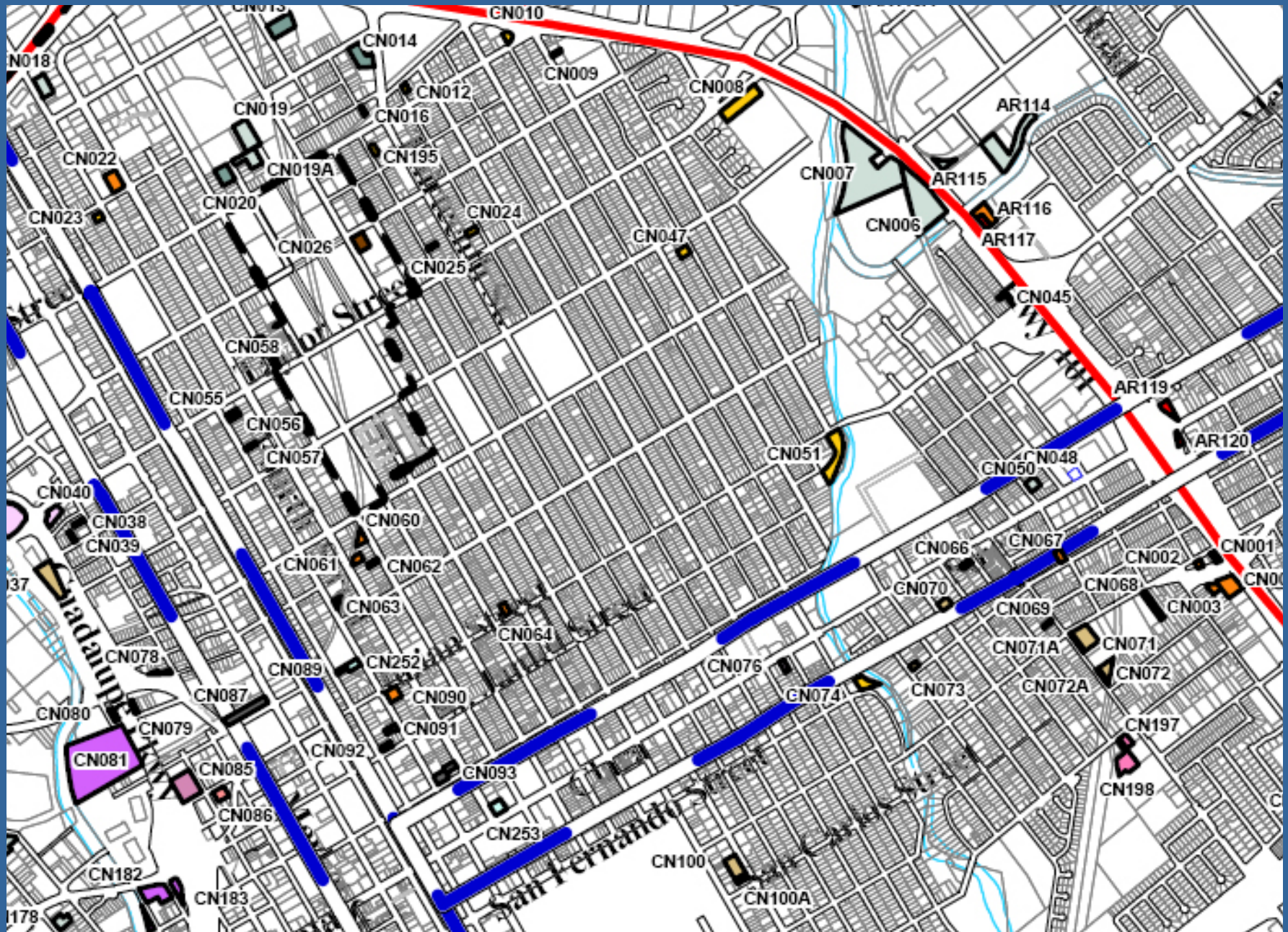
Excludes parcels under 5 acres in size

ID_NO	PLANNING AREA	ACRES	APN	GENERAL PLAN	COUNCIL DISTRICT
AL013	Almaden	16.08	69601023	Very Low Density Residential (2 DU/AC)	10
AL044	Almaden	13.13	70123033	Very Low Density Residential (2 DU/AC)	10
AL047	Almaden	12.05	58126017	Low Density Residential (5 DU/AC)	10
AL024D	Almaden	10.59	58351019	Very Low Density Residential (2 DU/AC)	10
AL045	Almaden	7.42	69614034	Very Low Density Residential (2 DU/AC)	10
AL019U	Almaden	6.27	58368031	Very Low Density Residential (2 DU/AC)	10
AL042	Almaden	5.49	70122003	Very Low Density Residential (2 DU/AC)	10
AR142C	Alum Rock	14.72	61235060	Urban Hillside	5
AR160	Alum Rock	11.25	25419030	Public/Quasi-Public	4
AR009	Alum Rock	10.52	25406021	Transit Corridor Residential (20+ DU/AC)	5
AR054	Alum Rock	9.06	61268005	Very Low Density Residential (2 DU/AC)	5
AR010A	Alum Rock	8.87	25406037	Transit Corridor Residential (20+ DU/AC)	4
AR005	Alum Rock	7.86	25415073	High Density Residential (25-50 DU/AC)	4
AR015	Alum Rock	7.29	25415072	Neighborhood-Community Commercial	4
AR028	Alum Rock	7.21	61223056	Medium Low Density Residential (8 DU/AC)	5
AR170	Alum Rock	5.94	49101020	Public/Quasi-Public	5
AR017	Alum Rock	5.93	25408053	Medium High Density Residential (12-25 DU/AC)	5
AR149	Alum Rock	5.40	65201008	Urban Hillside	8
AR150	Alum Rock	5.22	65215043	Urban Hillside	8
AR127	Alum Rock	5.18	61212050	Urban Hillside	5
AR037	Alum Rock	5.13	59928001	Urban Hillside	5
AV041	Alviso	135.33	01531054	Light Industrial	4
AV053	Alviso	122.27	01530083	Public/Quasi-Public	4
AV052	Alviso	108.92	01530083	Public/Quasi-Public	4
AV054	Alviso	94.20	01530083	Public/Quasi-Public	4
AV042	Alviso	82.45	01543036	Industrial Park with Mixed Industrial Overlay	4
AV049	Alviso	65.50	01531045	Public/Quasi-Public	4
AV051	Alviso	59.09	01531043	Public/Quasi-Public	4
AV034	Alviso	52.94	10401030	Combined Industrial-Commercial	4
AV050	Alviso	51.88	01531045	Public/Quasi-Public	4
AV038	Alviso	42.88	01545005	Combined Industrial-Commercial	4
AV048	Alviso	42.69	01538005	Public/Quasi-Public	4
AV040	Alviso	10.13	01544005	Industrial Park with Mixed Industrial Overlay	4
BE036	Berryessa	58.54	59504063	Urban Hillside	4
BE035	Berryessa	31.57	59527049	Urban Hillside	4
BE074	Berryessa	28.10	24104006	Transit Corridor Residential (20+ DU/AC)	4
BE029	Berryessa	18.50	59504009	Urban Hillside	4
BE047	Berryessa	13.83	24501001	Transit Corridor Residential (20+ DU/AC)	4

REDEVELOPMENT AGENCY OWNED PARCELS

APN #	ADDRESS			Zip	Site Description	Proj. Area	Devel. Plans	Status
	No.	Dir	Street					
24938051	560	N	Sixth St		Japantown Apts	Japantown	Housing	Committed - Ground Lease
25920	75		Bassett St	95113	North San Pedro Housing Site	Julian Stockton	Housing	Committed - Vacant
25933077	201	N	Market St		Fire Station #1	Julian Stockton		Committed - Bldg
25937042		W	St. John St	95113	SCVWD easement	Julian Stockton		Vacant land
25938130	8	S	Montgomery St	95110	Parking Lot - Arena	Prop. Project Area		Committed - Vacant
25940064	93-99 17-31	S W	First St San Fernando St		Crescent Jewelers Bldg - under DDA	Pueblo Uno		Committed - Bldg
25941087	50	W	San Fernando St	95113	Fairmont Plaza Area	San Antonio Plz		Committed - Vacant
25941088			Market St	95113	Fairmont Hotel	San Antonio Plz		Committed - Ground Lease
25942080	298	S	Market St	95113	Block 8 Parking	San Antonio Plz	Housing	Committed - Vacant
25944 ...			Almaden Blvd	95113	Adobe Systems Site	Park Center Plaza		Committed - Ground Lease
25945082			Park Av	95110	Easement	Park Center Plaza		Vacant land
25945094			Park Av	95110	Easement	Park Center Plaza		Vacant land
25948053	150	S	Montgomery St	95110	Future Dev. Site (vacant bldg)	Burbank -Del Monte SNI	Housing	Committed - Bldg
25956 ...	170	S	Market St	95112	Fairmont Annex Retail	San Antonio Plz	Retail	Committed - Bldg
26123064	1343		The Alameda		Vacant Land- Westminster Church	The Alameda NBD		Committed - Vacant
26132074	926- 938		The Alameda		Community Center	The Alameda NBD	Billy DeFrank Center	Committed - Bldg
26135 ...	105	S	Montgomery St		Future Dev. Site (vacant bldg)	Delmas Park SNI	Housing	Committed - Bldg
26426099	360	W	San Carlos St	95110	Hwy Landscaped Area	Guadalupe Auzeais		Vacant land
						Guadalupe		

Vacant and City-Owned Properties



Recent Growth in San Jose

New Housing Units by Planning Area, Since Census 2000¹

Planning Area	New Housing Units	Percent of Total Units
Almaden	108	0.4%
Alum Rock	1,901	7.2%
Alviso	98	0.4%
Berryessa	901	3.4%
Calero	2	0.0%
Cambrian/Pioneer	297	1.1%
Central	6,796	25.7%
Coyote	-	0.0%
Edenvale	3,057	11.6%
Evergreen	2,432	9.2%
North	3,213	12.2%
San Felipe	-	0.0%
South	4,873	18.4%
West Valley	1,636	6.2%
Willow Glen	1,128	4.3%
Total	26,441	100.0%

¹Note: units issued building permits from July 1, 1999 to April 30, 2007.

Source: Department of Planning, Building and Code Enforcement.

Uneven Growth Distribution:

Growth is not evenly distributed among the City's planning Areas since 1999:

- Almaden and Alviso: 0.4%
- Central (Downtown) 25.7%.

Planned, Controlled Growth Pattern:

Growth in the Central planning area is largely attributed to proactive planning actions, including:

- Housing Initiative Study,
- Planned Communities (i.e., Midtown, Jackson-Taylor, and Martha Gardens)
- Downtown Strategy Plan,
- Emphasis on a higher-density, transit-oriented infill development pattern.

Future Growth Comparisons

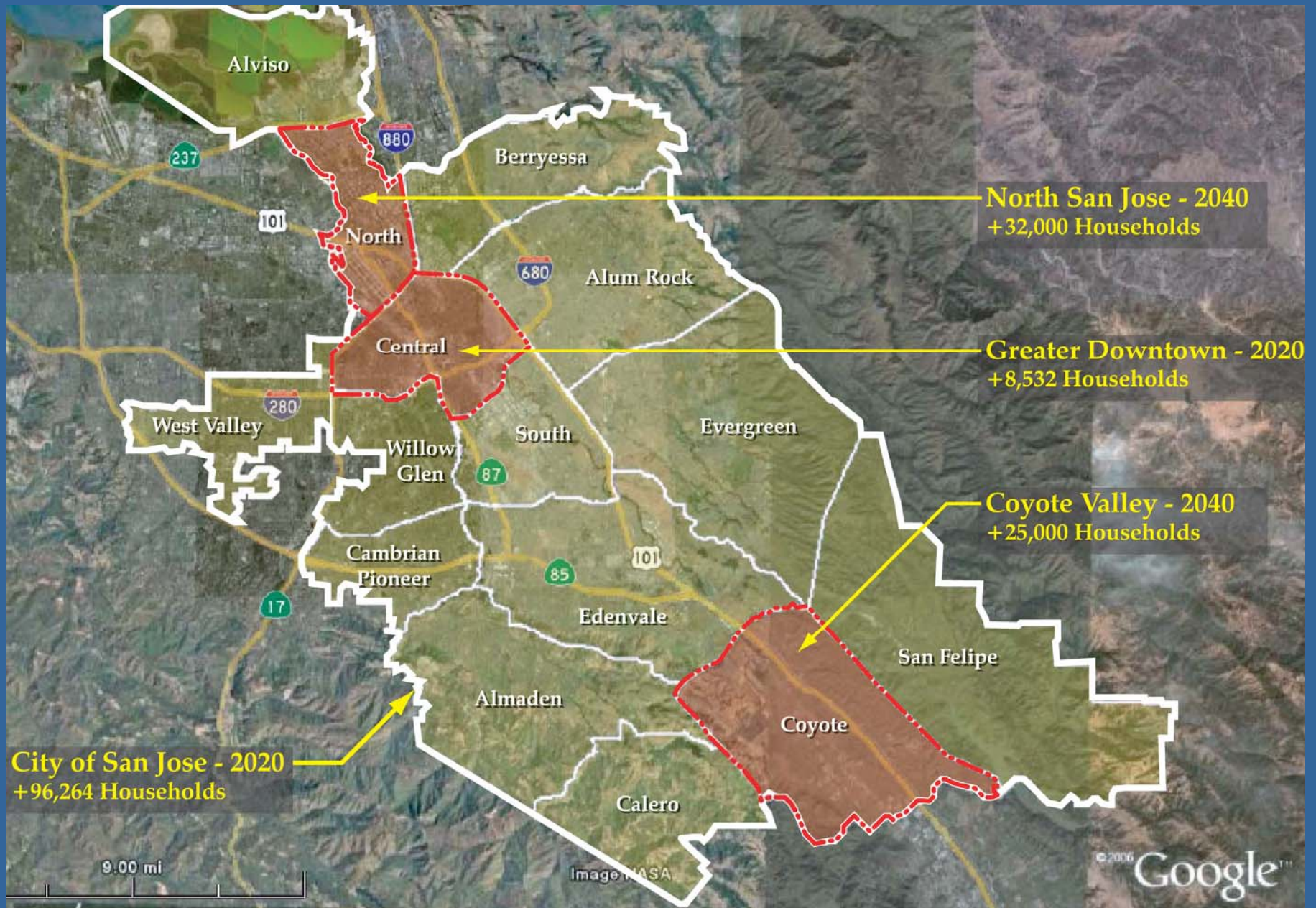
City of San Jose - 2020
+ 96,264 Households

Greater Downtown Area - 2020:
+ 8,532 Households

North San Jose Area - 2040:
+ 32,000 Households

Coyote Valley Area - 2040:
+ 25,000 Households

Future City Growth Areas



San Jose Area Hospitals

